

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2017-0253**PC DATE:** September 18, 2018**SUBDIVISION NAME:** Chapman Estates Preliminary Plan**AREA:** 37.83**LOT(S):** 93**OWNER/APPLICANT:** KB Home Lone Star, Inc. (John Zinsmeyer)**AGENT:** Carlson, Brigrance, and Doering, Inc. (Bill E. Couch)**ADDRESS OF SUBDIVISION:** Between Old Manor Road and Lazy Creek Drive**GRIDS:** N26, N27**COUNTY:** Travis**WATERSHED:** Walnut Creek**JURISDICTION:** Full-Purpose**EXISTING ZONING:** SF-2**DISTRICT:** 1**PROPOSED LAND USE:** Single Family**ADMINISTRATIVE WAIVERS:****VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

DEPARTMENT COMMENTS: The request is for approval of the Chapman Estates Preliminary Plan. The proposed plat is composed of 93 lots on 37.83 acre proposed for single-family residential use. There are 89 single-family lots and several easement open space lots. Access will be taken from Old Manor Road and Crystal Brook Drive. Water, wastewater and electric will be provided by the City of Austin. Parkland dedication requirements will be satisfied at time of final plat. The applicant is responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION: The staff recommends approval of the plan. This plan meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:**CITY STAFF:** Don Perryman**PHONE:** 512-974-2786**E-mail:** don.perryman@austintexas.gov

Chapman Preliminary Plan Location Map



